

MONO COUNTY PLANNING COMMISSION

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SPECIAL MEETING AGENDA THURSDAY, OCTOBER 26, 2006 - 10 A.M. Supervisors Chambers, County Courthouse, Bridgeport

***TENTATIVE START TIMES** (see note below)

1. CALL TO ORDER

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

3. MEETING MINUTES: Review and adopt minutes of September 14, 2006.

4. PUBLIC HEARINGS:

***10:15 A.M.**

CONDITIONAL USE PERMIT 34-98-01/Channel. The proposal is to remodel the existing Union 76 gas station in Lee Vining located on the east side of U.S. 395 at its intersection with Mattly Avenue (APNs 21-140-02 & -04). The remodel would relocate the existing fuel pumps to the south, build a canopy over the relocated fuel pumps, and provide paved parking for the existing and proposed uses (see attached site plan). The project qualifies as a CEQA exemption. *Staff: Gerry Le Francois*

5. *11:00 A.M.

PARCEL MAP 31-94/Carlson. (*To be continued to the next regular meeting of Dec. 14, 2006.*) The proposed project on 169 acres (APN 01-150-04 & -05) consists of re-subdividing the two parcels into four lots (17.46, 12.55, 10.00 & 10.00 acres) and a remainder of 114.30 acres. The property is located at the end of Eastside Lane at the Nevada border. The General Plan designation is Agriculture with a 10-acre minimum (AG 10). An environmental analysis was prepared in accordance with Section 15183 of the CEQA guidelines. *Staff: Keith Hartstrom & Gwen Plummer*

6. ACTION ITEM:

***11:10 A.M.**

FINAL APPROVAL, PARCEL MAP 31-93/Wasser. The parcel map will divide APN 02-070-05, totaling 23.86 acres, into three residential lots of 5.00 acres, 6.00 acres, and 12.86 acres. The property is located on the west side of U.S. Highway 395 at its intersection with Larson Lane in the community of Walker. The General Plan designation is Rural Residential with a minimum 5-acre lot size (RR 5). The tentative parcel map was conditionally approved by the Planning Commission at a public hearing conducted May 11, 2006. *Staff: Evan Nikirk*

7. WORKSHOP:

***11:25 P.M.**

CAPITAL IMPROVEMENT PROGRAM. *Staff: Kelly Garcia*

DISTRICT #1
COMMISSIONER
Rick Kattelman

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Ron Black

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Sally Miller

--- LUNCH BREAK ---

8. PUBLIC HEARING:

***1:15 P.M.**

ROAD-NAME PROPOSAL/County Director of Transportation: A proposal by the Mono County Director of Transportation to rename certain public roads in the "Down Canyon" area of the community of June Lake in order to promote efficient emergency response to properties along those roads. The existing and proposed names of the roads that this proposal concerns are: 1) Steelhead Road and Casey Road, west of Carson Street, become West Steelhead Road; 2) The western leg of Idaho Street becomes Waterfall Street; 3) The extension of Rea Drive from Arizona Street becomes Deer Meadow Lane; 4) Los Angeles Street becomes Clark Road; 5) Steelhead Road extending east from Los Angeles Street becomes Osborn Street, and; 6) Steelhead Road extending east and west from Rainbow Street become East Steelhead Road. *Staff: Kelly Garcia*

9. REPORTS:

A. DIRECTOR

B. PLANNING COMMISSIONERS

10. INFORMATION: No items.

11. ADJOURN

***NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.